

60 ROMNEY

ATLANTIC ON
ROMNEY

FOR SALE ■ REDEVELOPMENT OPPORTUNITY ■ CHARLESTON, SC

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REDEVELOPMENT OPPORTUNITY

- This is an opportunity to purchase a 8,911 SF warehouse on 0.537 acres in an area witnessing unprecedented redevelopment over the last few years.
- Property consists of two buildings:
 - Main Building with warehouse, office and apartment space
 - Rear Building with warehouse and walk-in fridge
- Adjacent to Atlantic on Romney apartments and Charleston Tech Center
- Within walking distance to a variety of restaurants, apartments and offices.
- Direct access to I-26 and easily accessible to major thoroughfares including Highway 17, Ravenel Bridge, Morrison Drive and Meeting Street.

SUPERIOR LOCATION ON THE UPPER PENINSULA



60
ROMNEY



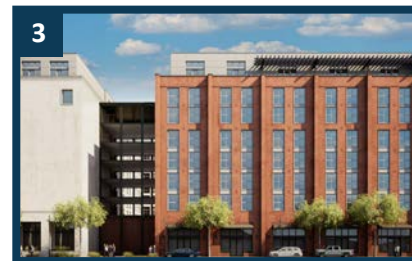
1 **PACIFIC BOX**
Mixed-Use/
Office/Restaurants

PhishLabs
BoomTown
One Nine Pro
Rancho Lewis
Sushi-Wa



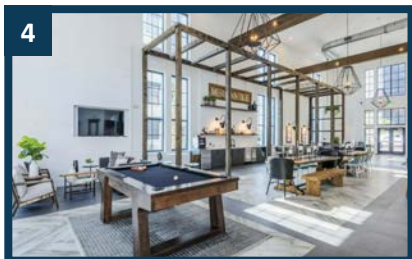
2 **HALF MILE NORTH**
Mixed-Use/
Office/Restaurants

Blue Acorn
in/PACT Software
SIB
Edmund's Oast
Butcher & Bee



3 **ATLANTIC ON ROMNEY**
Multifamily

304 units



4 **THE MERCHANT**
Multifamily

231 units



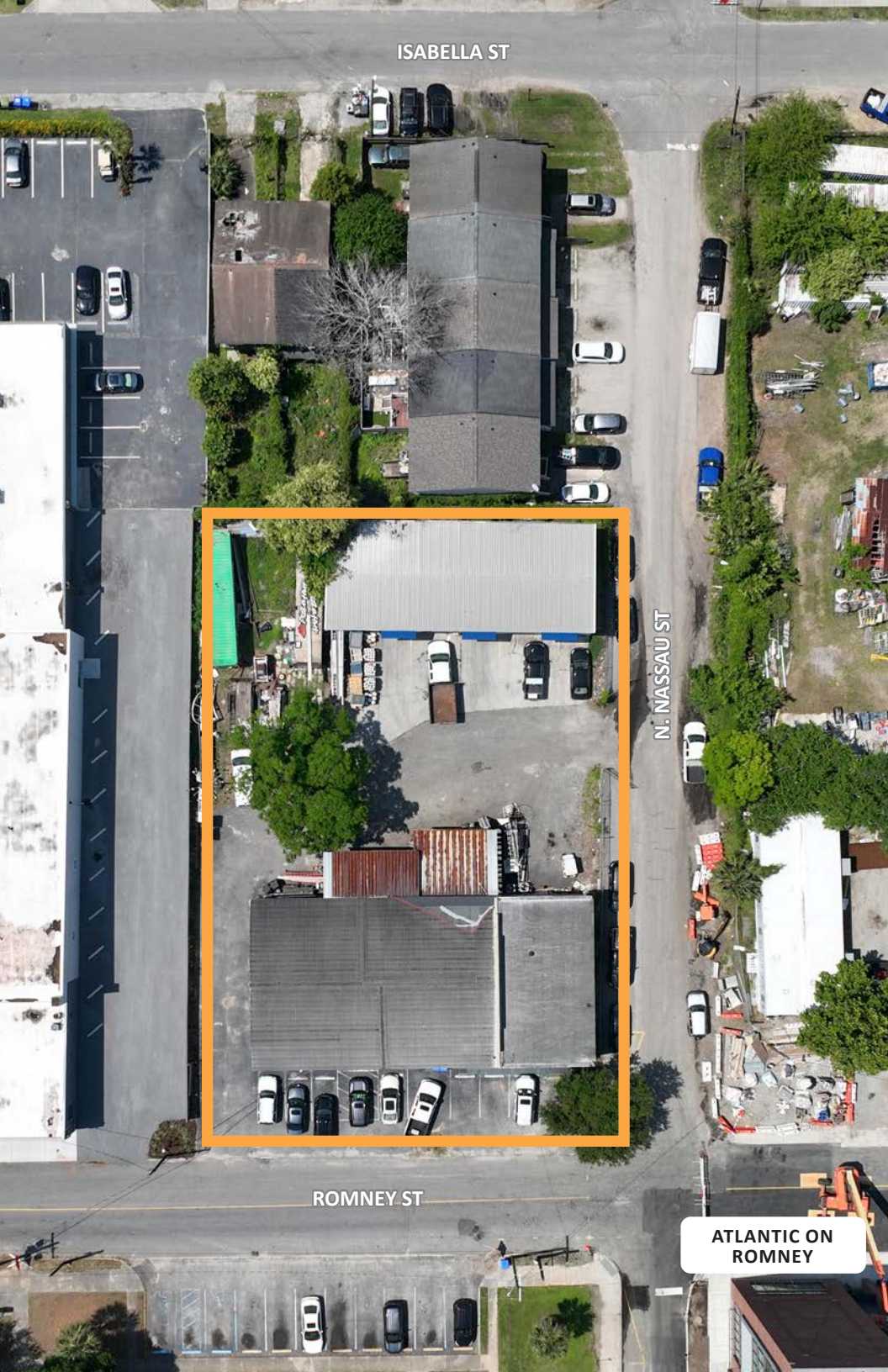
5 **FOUNDRY POINT**
Multifamily

276 units



6 **CHARLESTON TECH CENTER**
Office

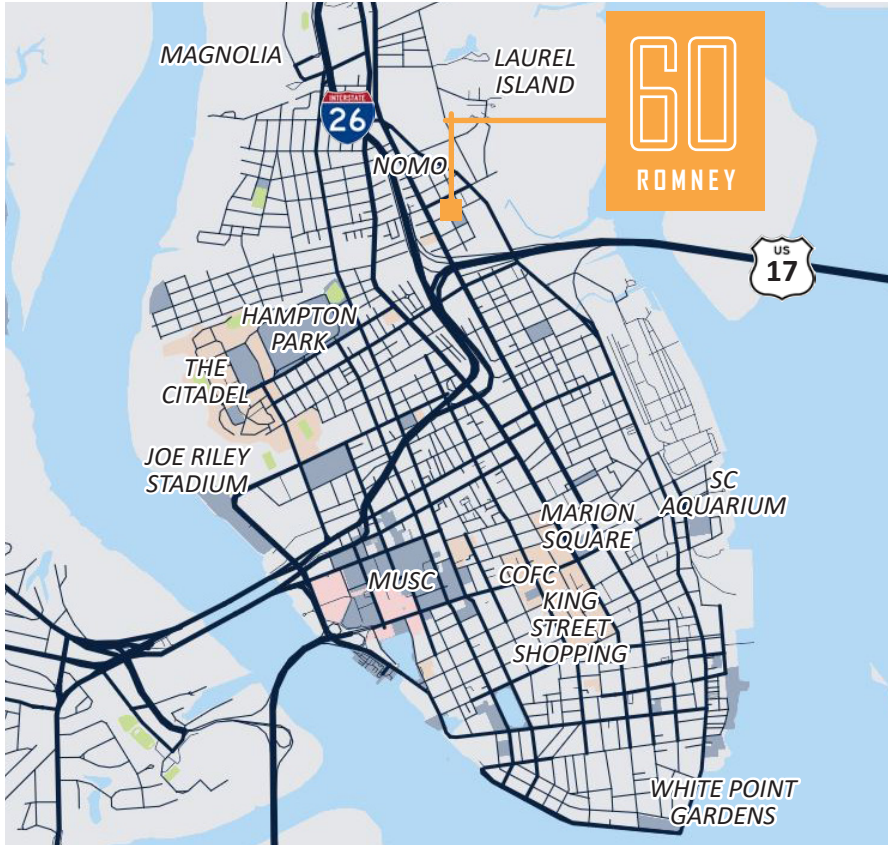
6 Stories of Class A
Office Space



PROPERTY SUMMARY



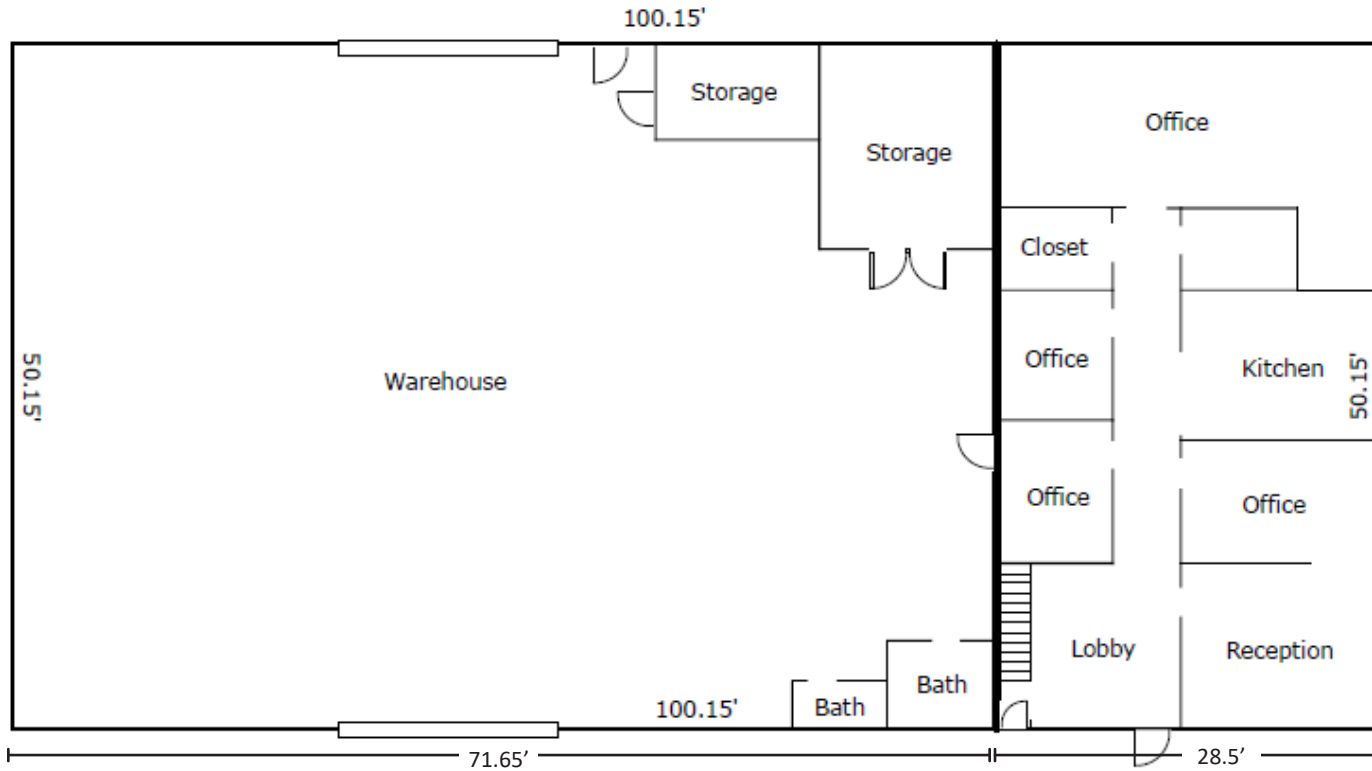
ADDRESS:	60 Romney Street Charleston, SC 29403
BUILDING SF:	8,911 SF Total 6,476 SF Front Building 2,435 SF Rear Building
ZONING:	UP (Upper Peninsula)
YEAR BUILT:	1985 and 2000 (rear building)
LOT SIZE:	0.537 acres
FLOOD ZONE:	AE



MAIN BUILDING - TWO STORIES

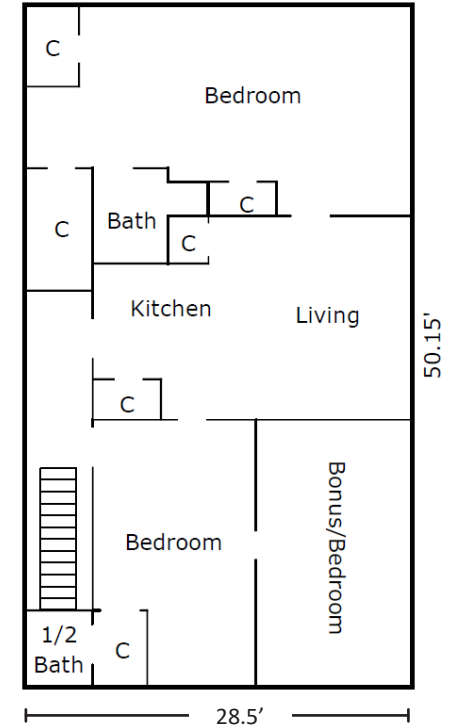


**MAIN BUILDING
1ST FLOOR**



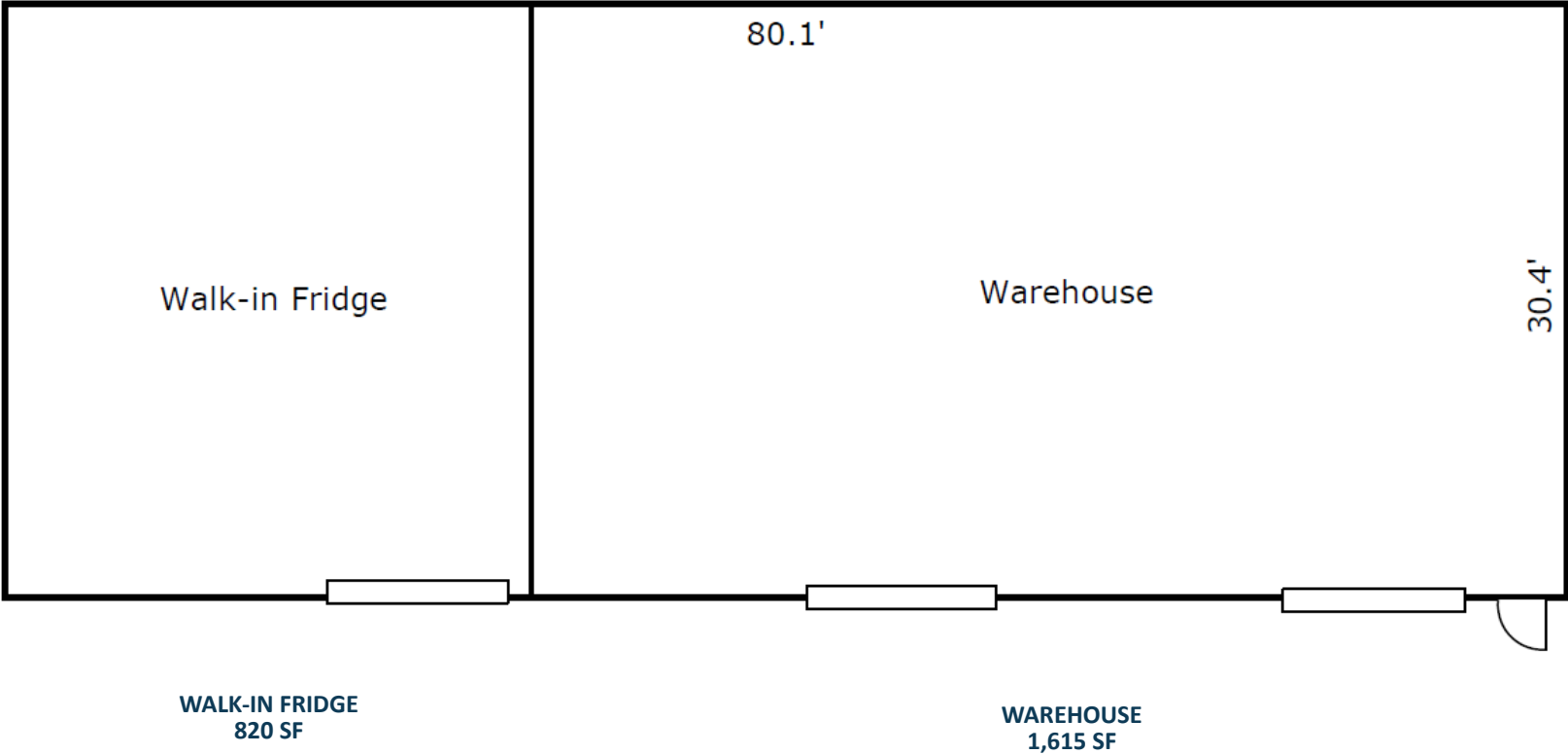
**ONE-STORY WAREHOUSE
3,618 SF**

**MAIN BUILDING
2ND FLOOR**



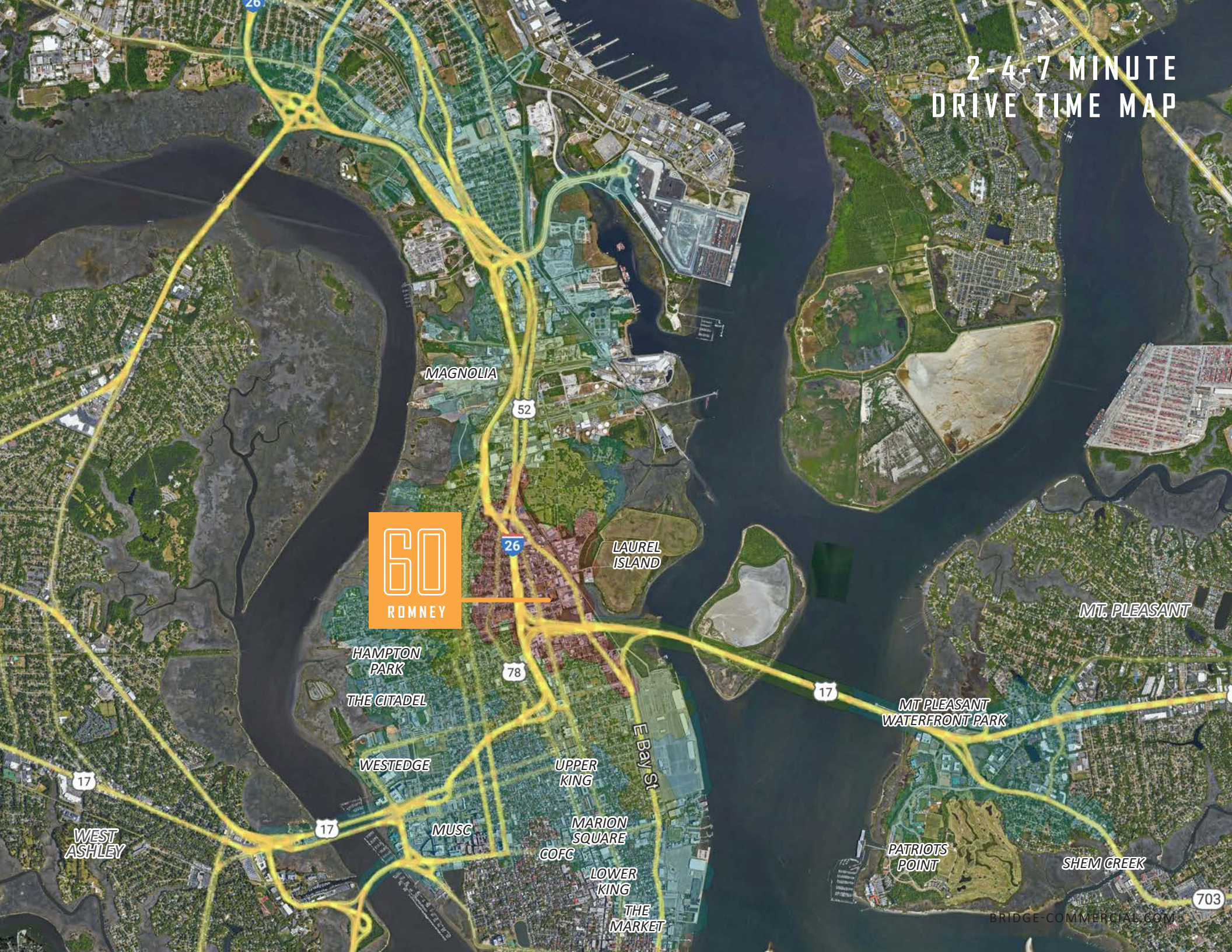
**TWO-STORY OFFICE/APARTMENT
2,858 SF**

REAR BUILDING - ONE STORY



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2-4-7 MINUTE DRIVE TIME MAP



MAGNOLIA

52

LAUREL ISLAND

MT. PLEASANT

60
ROMNEY

26

HAMPTON PARK

78

THE CITADEL

17

MT PLEASANT
WATERFRONT PARK

WESTEDGE

UPPER KING

E Bay St

17

WEST
ASHLEY

17

MUSC

MARION
SQUARE
COFC

LOWER
KING

THE
MARKET

PATRIOTS
POINT

SHEM CREEK

703



Photo by: Trident Construction



EAST CENTRAL & NOMO VIBE



PROXIMATE TO RETAIL & MULTIFAMILY

RESTAURANTS

Baker & Brewer
Big Bad Breakfast
Butcher & Bee
Crust Wood Fired Pizza
Edmund's Oast
Gale Restaurant
Gobble Gobble
Heavy's Barburger

Home Team Barbeque
Kickin Chicken
Leon's
Lewis Barbeque
Little Jack's Tavern
Melfi's
Revelry Brewing
Rodney Scott's Barbeque

Rutledge Cab Company
Santi's
Taco Boy
The Daily
The Royal American
VIP Bistro

MULTIFAMILY

511 Meeting
930 NoMo
Atlantic on Romney
Cormac
Elan Midtown
Element 29
Foundry Point
Meeting Street Lofts

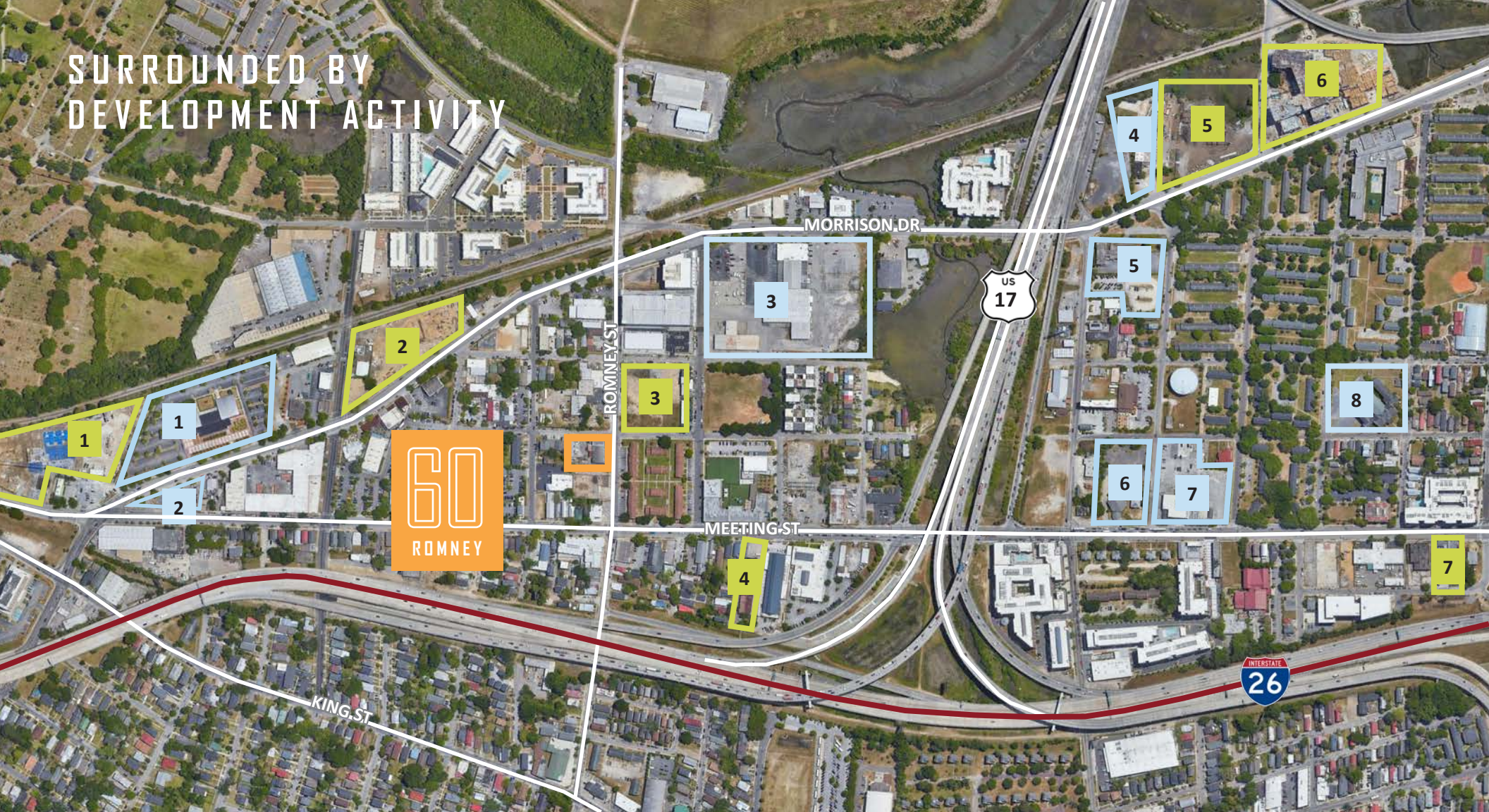
Morrison Yard
The Enclave
The Guild
The Merchant
The Porter



3, 5, 7 MINUTE WALK



SURROUNDED BY
DEVELOPMENT ACTIVITY



UNDER CONSTRUCTION

1	Cormac	Multifamily
2	The Morrison	Office
3	55 Romney	Multifamily
4	651 Meeting	Multifamily
5	Morrison Yard	Office
6	Morrison Yard	Office
7	Moxy	Hotel

PROPOSED

1	ILA	Mixed-Use
2	Flatiron	Hotel
3	County Site	Mixed-Use
4	Origin Partners	Hotel
5	ILA Pension	Multifamily
6	584 Meeting	Multifamily
7	Regis Milk	Multifamily
8	Archer School	Multifamily

6,000 multifamily units

\$2.50 psf monthly avg. rents

CHARLESTON CONTINUES TO
ATTRACT BUSINESS & PEOPLE

NO. **1**

CITY IN THE U.S.
10 YEARS IN A ROW

TRAVEL + LEISURE | 2013 - 2022

#2

IN THE U.S. FOR
INBOUND MOVES

HIREAHELPER.COM | 2022

no. **3**

HIGHEST DEMAND
FOR OUTBOUND
TRUCKS

U-HAUL | 2022

#1

SMALL CITY
IN THE U.S.

10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2022

#18

most desirable places to
live in the U.S.

U.S. NEWS | 2022

22ND

BEST RUN CITIES
IN AMERICA

WALLETHUB | 2023

CHARLESTON METRO RANKS #49

**BEST PLACE TO LIVE
IN THE USA**

U.S. NEWS | 2022

CHARLESTON OUTPACES NATION IN POPULATION & WORKFORCE GROWTH

#13

BEST CITIES TO START A CAREER

2023 | WALLETHUB

#24

CHARLESTON IS WHERE THE JOBS WILL BE

2023 | FORBES

BEST CITIES FOR JOBS

CHARLESTON RANKS 31st

2023 | WALLETHUB

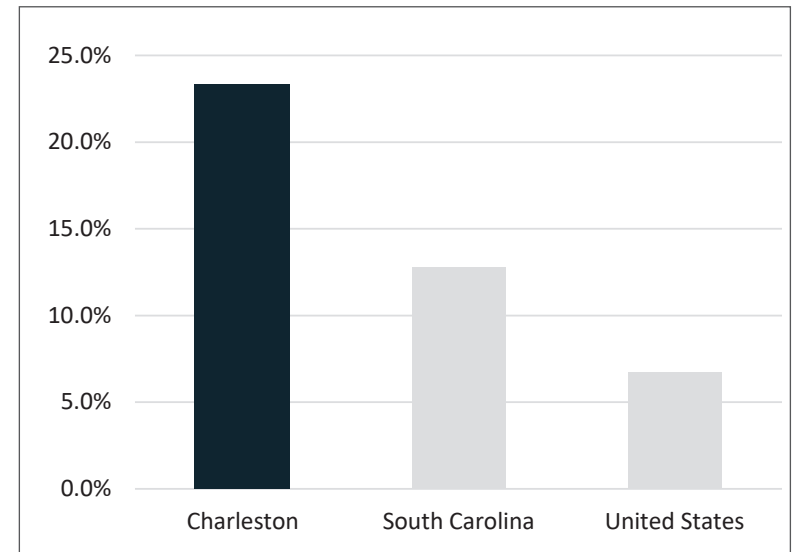
3X

UNITED STATES AVERAGE GROWTH

2X

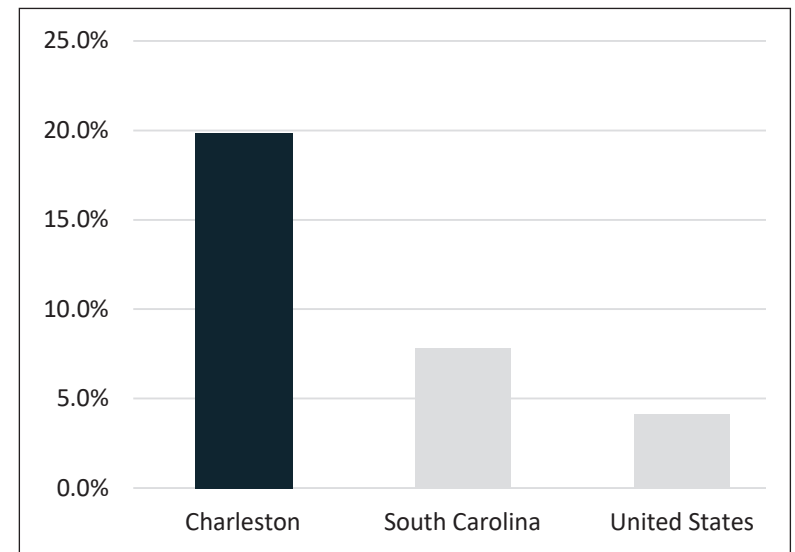
SOUTH CAROLINA AVERAGE GROWTH

POPULATION GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

WORKFORCE GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

37.5%

ADULTS WITH A BACHELOR'S DEGREE

4X

WORKFORCE GROWTH THAN UNITED STATES AVERAGE



EXCLUSIVELY MARKETED BY

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